

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
05-110-012-00	108 N NEWTON ST	06/29/2023	\$29,500	WD	03-ARM'S LENGTH	\$29,500
13-030-003-00	N LUMBERJACK RD	08/22/2023	\$222,500	WD	03-ARM'S LENGTH	\$222,500
05-106-004-00	N NEWTON ST	09/20/23	\$22,500	WD	03-ARM'S LENGTH	\$22,500
42-101-003-00	126 EATON STREET	10/15/24	\$150,000	WD	03-ARM'S LENGTH	\$150,000
43-100-063-50	203 W MORSE ST	06/07/23	\$25,000	WD	03-ARM'S LENGTH	\$25,000
14-600-031-01	10674 W ST CHARLES RD	12/01/23	\$20,000	WD	03-ARM'S LENGTH	\$20,000
13-019-011-36	11616 NW MONROE RD	09/06/2023	\$450,000	PTA	03-ARM'S LENGTH	\$450,000
15-029-002-20	1557 E WILSON RD	10/23/2023	\$300,000	PTA	03-ARM'S LENGTH	\$300,000
43-100-063-50	203 S MORSE ST	06/07/2023	\$25,000	WD	03-ARM'S LENGTH	\$25,000
Totals:			\$1,244,500			\$1,244,500

WASHINGTON COMMERCIAL ECF .562 APPLIED AND CALCULATED

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
\$15,100	51.19	\$30,432	\$1,188	\$28,312	\$38,720	0.731	'2000
\$288,100	129.48	\$241,761	\$73,519	\$148,981	\$235,964	0.631	
\$8,500	37.78	\$17,502	\$2,407	\$20,093	\$21,321	0.942	25 RU
\$128,700	85.80	\$222,020	\$21,523	\$128,477	\$283,188	0.454	2000
\$14,300	57.20	\$28,079	\$6,608	\$18,392	\$30,326	0.606	25 RU
\$22,300	111.50	\$10,883	\$3,608	\$16,392	\$10,275	1.595	25 RU
\$274,100	60.91	\$482,542	\$32,480	\$417,520	\$671,734	0.622	'2001
\$163,400	54.47	\$362,970	\$66,417	\$233,583	\$506,991	0.461	'2000
\$14,300	57.20	\$29,004	\$6,961	\$18,039	\$33,047	0.546	'2000
\$928,800		\$1,425,193		\$1,029,789	\$1,831,566		
Sale. Ratio =>	74.63				E.C.F. =>	0.562	0.355906773
Std. Dev. =>	30.67				Ave. E.C.F. =>	0.732	#REF!

Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class
0.0821		\$1,188		2001 COMM	201
2026 COM/IND RURAL	201				
	201				
2026 COM/IND RURAL	201				
2026 COM/IND RURAL	201				
#REF!		\$32,480	13-019-011-32	2001 COMMERCIAL	201
46.0724		\$40,975		COMMERCIAL	201
18.6160	1 STORY	\$4,400		2001 COMM	201
<hr/> <hr/>					
16.9774					
Coefficient of Var=>	#REF!				