

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
13-030-003-00	N LUMBERJACK RD	08/22/2023	\$222,500	WD	03-ARM'S LENGTH	\$222,500	\$288,100
05-106-004-00	N NEWTON ST	09/20/23	\$22,500	WD	03-ARM'S LENGTH	\$22,500	\$8,500
43-100-063-50	203 W MORSE ST	06/07/23	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$14,300
14-600-031-01	10674 W ST CHARLES RD	12/01/23	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$22,300
13-019-011-36	11616 NW MONROE RD	09/06/2023	\$450,000	PTA	03-ARM'S LENGTH	\$450,000	\$274,100
15-029-002-20	1557 E WILSON RD	10/23/2023	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$163,400
43-100-063-50	203 S MORSE ST	06/07/2023	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$14,300
<b>Totals:</b>			<b>\$1,065,000</b>			<b>\$1,065,000</b>	<b>\$785,000</b>
							Sale. Ratio =>
							Std. Dev. =>

HAMILTON COMMERCIAL ECF .578 APPLIED AND CALCULATED

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	\$/Sq.Ft.	ECF Area
129.48	\$241,761	\$73,519	\$148,981	\$235,964	0.631		
37.78	\$17,502	\$2,407	\$20,093	\$21,321	0.942	\$59.80	25 RU
57.20	\$28,079	\$6,608	\$18,392	\$30,326	0.606	\$8.91	25 RU
111.50	\$10,883	\$3,608	\$16,392	\$10,275	1.595	\$16.26	25 RU
60.91	\$482,542	\$32,480	\$417,520	\$671,734	0.622	\$36.18	'2001
54.47	\$362,970	\$66,417	\$233,583	\$506,991	0.461	\$27.87	'2000
57.20	\$29,004	\$6,961	\$18,039	\$33,047	0.546	\$7.76	'2000
	\$1,172,741		\$873,000	\$1,509,658		\$26.13	
73.71				E.C.F. =>	0.578	Std. Deviation=>	0.392587893
33.91				Ave. E.C.F. =>	0.772	Ave. Variance=>	#REF!

Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
2026 COM/IND RURAL	201					
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#REF!		\$32,480	13-019-011-32	2001 COMMERCIAL	201	0
46.0724		\$40,975		COMMERCIAL	201	0
22.6040	1 STORY	\$4,400		2001 COMM	201	86
19.3622						

Coefficient of Var=> #REF!