

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
053-101-002-00	111 W MAIN ST	2/28/2024	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$41,200
053-101-009-10	106 S CAMBURN ST	2/26/2024	\$630,000	WD	03-ARM'S LENGTH	\$630,000	\$255,800
053-102-003-00	110 E MAIN ST	4/15/2024	\$450,000	CD	03-ARM'S LENGTH	\$450,000	\$351,600
053-113-006-00	106 W MAIN ST	2/27/2024	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$39,200
053-113-009-00	119 N CAMBURN ST	3/14/2024	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$32,900
053-113-012-00	110 W MAIN ST	11/1/2023	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$42,200
053-115-005-00	207 E MAIN ST	12/12/2024	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$99,800
053-540-017-00	697 S STATE ST	12/11/2023	\$685,000	PTA	03-ARM'S LENGTH	\$685,000	\$251,700
<b>Totals:</b>			<b>\$2,555,000</b>			<b>\$2,555,000</b>	<b>\$1,114,400</b>
							Sale. Ratio =>
							Std. Dev. =>

**.729 ECF CALCULATED .72 APPLIED**

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.
41.20	\$82,504	\$6,106	\$93,894	\$136,425	0.688	3,376	\$27.81
40.60	\$487,499	\$11,545	\$618,455	\$849,917	0.728	15,268	\$40.51
78.13	\$689,949	\$65,286	\$384,714	\$1,115,469	0.345	9,878	\$38.95
22.40	\$78,629	\$8,632	\$166,368	\$124,994	1.331	4,764	\$34.92
47.00	\$63,195	\$6,844	\$63,156	\$100,626	0.628	1,380	\$45.77
44.42	\$91,866	\$7,804	\$87,196	\$140,103	0.622	2,638	\$33.05
28.51	\$238,838	\$9,573	\$340,427	\$339,149	1.004	7,145	\$47.65
36.74	\$810,423	\$138,423	\$546,577	\$1,120,000	0.488	14,234	\$38.40
	\$2,542,903		\$2,300,787	\$3,926,683			\$38.38
43.62				E.C.F. =>	0.586		Std. Deviation=>
16.61				Ave. E.C.F. =>	0.729		Ave. Variance=>

ECF Area	Dev. by Mean (%)	Land Value	Land Table	Property Class	Building Depr	Building Occupancy
'2000	4.0953	\$3,946	2000 COMMERCIAL/INDUSTRIAL	201	0	Single Family
'2000	0.1534	\$11,545	2000 COMMERCIAL/INDUSTRIAL	201	0	Single Family
'2000	38.4309	\$24,021	2000 COMMERCIAL/INDUSTRIAL	201	0	Single Family
'2000	60.1809	\$5,985	2000 COMMERCIAL/INDUSTRIAL	201	0	Single Family
'2000	10.1568	\$5,207	2000 COMMERCIAL/INDUSTRIAL	201	0	Single Family
'2000	10.6829	\$5,674	2000 COMMERCIAL/INDUSTRIAL	201	0	Single Family
'2000	27.4569	\$9,573	2000 COMMERCIAL/INDUSTRIAL	201	0	Single Family
'2000	24.1184	\$44,264	2000 COMMERCIAL/INDUSTRIAL	201	0	Single Family

14.3263

0.30864523

21.9094 Coefficient of Var=>