

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
13-019-011-10	8071 N LUMBERJACK RD	02/16/2024	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$27,000
41-150-039-10	623 S QUARTERLINE RD	05/19/25	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$96,200
43-100-139-00	113 S ROBINSON ST	03/24/2023	\$28,500	WD	03-ARM'S LENGTH	\$28,500	\$7,600
05-106-004-00	213 N NEWTON ST	9/20/2023	\$22,500	PTA	03-ARM'S LENGTH	\$22,500	\$8,500
11-020-001-30	3036 S BAGLEY RD	09/03/25	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$79,100
13-019-011-36	11616 NW MONROE RD	09/06/2023	\$450,000	PTA	03-ARM'S LENGTH	\$450,000	\$274,100
<b>Totals:</b>			<b>\$1,081,000</b>			<b>\$1,081,000</b>	<b>\$492,500</b>
							Sale. Ratio =>
							Std. Dev. =>

NEW HAVEN COMMERCIAL INDUSTRIAL ECF .825 APPLIED

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.
20.77	\$71,737	\$30,955	\$99,045	\$61,884	1.600	1,800	\$55.03
48.10	\$155,578	\$42,300	\$157,700	\$159,997	0.986	3,840	\$41.07
26.67	\$19,122	\$2,662	\$25,838	\$24,677	1.047	588	\$43.94
37.78	\$18,120	\$3,778	\$18,722	\$20,998	0.892	348	\$53.80
31.64	\$171,069	\$30,392	\$219,608	\$198,696	1.105	4,032	\$54.47
60.91	\$482,542	\$32,480	\$417,520	\$671,734	0.622	11,540	\$36.18
	\$918,168		\$938,433	\$1,137,987			\$47.41
45.56				E.C.F. =>	0.825		Std. Deviation=>
14.78				Ave. E.C.F. =>	1.042		Ave. Variance=>

ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class
'2001 25 RU	55.8562 2026 COM/IND RURAL	201	\$30,955		2001 COMMERCIAL	201
'2000 25 RU	#REF! 89.1609 2026 COM/IND RURAL	201	\$2,662 \$2,398		2001 COMM 2001 COMM	201 201
'2001	42.0377		\$32,480	13-019-011-32	2001 COMMERCIAL	201
21.7289						
0.32202752						
#REF!	Coefficient of Var=>	#REF!				