

**2024 NORWICH TOWNSHIP
IND ECF STUDY**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class
08-15-315-003	7474 N CYPRESS AVE	11/23/21	\$78,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$78,000	\$65,700	84.23	\$149,079	\$33,352	\$44,648	\$141,476	0.316	1,536	\$29.07	RRES	25.7007	STANDARD		\$29,131	No	/ /	08-15-315-001	RESIDENTIAL	401
08-30-300-006	5130 E POLK ST	11/10/21	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$29,100	52.91	\$65,017	\$36,900	\$18,100	\$34,289	0.528	288	\$62.85	RRES	4.4729	RANCH		\$36,900	No	/ /		RESIDENTIAL	401
08-35-300-003	4838 N ELM AVE	06/17/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$102,100	45.38	\$211,640	\$10,000	\$215,000	\$245,902	0.874	2,610	\$82.38	RRES	30.1736	STANDARD		\$10,000	No	/ /		RESIDENTIAL	401
11-35-300-059	70 N LESTER	10/04/22	\$1,173,000	WD	03-ARM'S LENGTH	\$1,173,000	\$311,100	26.52	\$1,177,136	\$122,030	\$1,050,970	\$1,429,683	0.735	29,832	\$35.23	201WC	1.8779			\$80,483	Yes	10/11/23		CITY OF WHITE	201
11-32-401-002	1211 E WASHINGTON ST	10/26/21	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$27,700	61.56	\$52,386	\$11,159	\$33,841	\$55,863	0.606	2,062	\$16.41	201WC	11.0544			\$8,123	No	/ /		WILCOX N	201
13-35-353-033	615 W MAIN ST	04/30/21	\$950,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$950,000	\$523,700	55.13	\$1,024,926	\$151,812	\$798,188	\$1,078,302	0.740	3,000	\$266.06	43	2.3899			\$103,999	No	/ /	13-35-353-023, 13-35-3	CITY OF FREMC	201
Totals:						\$2,526,000	\$1,059,400		\$2,680,184		\$2,160,747	\$2,985,515			\$82.00		15.1149								
							Sale. Ratio =>	41.94				E.C.F. =>	0.724			Std. Deviation=>	0.282043934								
							Std. Dev. =>	20.60				Ave. E.C.F. =>	0.573			Ave. Variance=>	20.1157	Coefficient of Var=>	35.13080404						

Used 0.724