

**2024 NORWICH TOWNSHIP  
RURAL RES 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	
08-33-300-003	4838 N ELM AVE	09/17/21	\$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	\$92.38	RRES	30.1736	STANDARD		\$10,000	No	/ /		RESIDENTIAL	401	
<b>Totals:</b>						<b>\$358,000</b>	<b>\$196,900</b>		<b>\$425,736</b>		<b>\$277,748</b>	<b>\$421,667</b>			<b>\$58.10</b>		<b>8.6096</b>									
						<b>Sale. Ratio =&gt;</b>	<b>55.00</b>				<b>E.C.F. =&gt;</b>	<b>0.659</b>		<b>Std. Deviation=&gt;</b>	<b>0.282049334</b>											
						<b>Std. Dev. =&gt;</b>	<b>20.60</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.573</b>		<b>Ave. Variance=&gt;</b>	<b>20.1157</b>	<b>Coefficient of Var=&gt;</b>	<b>35.13080404</b>									

Used 0.659