

**2024 NORWICH TOWNSHIP
RRBQ 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	51.2789	STANDARD		\$29,131	No	/ /	08-15-315-001	RESIDENTIAL	401	
08-27-200-006	6283 N COTTONWOOD AVE	03/10/23	\$329,900	WD	03-ARM'S LENGTH	\$329,900	\$135,600	41.10	\$291,817	\$101,937	\$227,963	\$232,127	0.982	1,404	\$162.37	RRES	15.3684	RANCH		\$92,106	No	/ /		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	30.0512	RANCH		\$36,900	No	/ /		RESIDENTIAL	401	
08-33-300-003	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	4.5953	STANDARD		\$10,000	No	/ /		RESIDENTIAL	401	
08-35-300-010	5016 N COTTONWOOD AVE	04/19/22	\$209,900	WD	19-MULTI PARCEL ARM'S LENGTH	\$209,900	\$61,200	29.16	\$128,832	\$21,965	\$187,935	\$130,326	1.442	1,196	\$157.14	RRES	61.3665	STANDARD		\$14,500	No	/ /	08-35-300-009	RESIDENTIAL	401	
Totals:						\$897,800	\$393,700		\$846,385		\$693,646	\$784,120			\$98.76		5.6240									
							Sale Ratio =>	43.85				E.C.F. =>	0.885		Std. Deviation=>	0.43461899										
							Std. Dev. =>	20.70				Ave. E.C.F. =>	0.828		Ave. Variance=>	32.5320		Coefficient of Var=>	39.27200458							

Used 0.885