

ECF ANALYSIS - COMMERCIAL - CITY OF LESLIE 2024

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Land Value	Other Parcels in Sale	Land Table	Property Class
33-17-14-28-206-013	109 CARNEY	05/07/21	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$43,750	58.33	\$87,542	\$6,586	\$68,414	\$93,916	0.728	1,176	\$58.18	2001	13.7749	\$6,586		2001 COMMERCIAL	201
33-17-14-21-457-003	107 COVERT ST	03/28/22	\$200,000	AFF	03-ARM'S LENGTH	\$200,000	\$68,900	34.45	\$172,619	\$19,232	\$180,768	\$177,943	1.016	3,168	\$57.06	2001	101.5875	\$16,571	33-17-14-21-456-005, 33-17-14-21-456-003	2001 COMMERCIAL	201
33-17-14-28-202-015	169 S MAIN	07/22/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$154,300	49.77	\$308,585	\$18,520	\$291,480	\$336,502	0.866	4,320	\$67.47	2001	#REF!	\$18,520		2001 COMMERCIAL	201
33-17-14-28-201-021	154 S MAIN	09/01/22	\$385,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$385,000	\$95,850	24.90	\$234,655	\$13,913	\$371,087	\$256,081	1.449	3,400	\$109.14	2001	38.5375	\$13,913	33-17-14-28-201-020	2001 COMMERCIAL	201
33-17-14-28-202-019	163 S MAIN	10/25/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$83,850	39.93	\$167,691	\$20,142	\$189,858	\$171,171	1.109	2,908	\$65.29	2001	#REF!	\$20,142		2001 COMMERCIAL	201
Totals:			\$1,180,000			\$1,180,000	\$446,650		\$971,092		\$1,101,607	\$1,035,614			\$71.43		2.9962				
								Sale. Ratio =>	37.85					E.C.F. =>	1.064	Std. Deviation=>		0.27377			
								Std. Dev. =>	13.04					Ave. E.C.F. =>	1.034	Ave. Variance=>		#REF!	Coefficient of Var=>		

2024 CITY OF LESLIE
COMMERCIAL ECF
ANALYZED
UTILIZED

1.064
0.97

ECF ANALYSIS - DEER RUN - CITY OF LESLIE 2024																				
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale
33-17-14-20-426-002	4330 CHURCHILL	11/04/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$110,200	45.92	\$220,360	\$39,087	\$200,913	\$231,216	0.869	1,800	\$111.62	4005	3.5291	2 STORY	\$30,000	
33-17-14-20-426-006	4363 CINNAMON LANE	08/23/21	\$208,000	WD	03-ARM'S LENGTH	\$208,000	\$103,600	49.81	\$207,158	\$35,355	\$172,645	\$219,136	0.788	1,958	\$88.17	4005	11.6391	BI-LEVEL	\$28,524	
33-17-14-20-426-008	4349 CINNAMON LANE	10/28/22	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$97,750	39.90	\$195,518	\$22,500	\$222,500	\$220,686	1.008	1,476	\$150.75	4005	10.3986	1 STORY	\$22,500	
33-17-14-20-426-012	4325 CINNAMON LANE	06/30/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$104,600	37.36	\$209,249	\$33,261	\$246,739	\$224,474	1.099	1,557	\$158.47	4005	19.4952	2 STORY	\$22,500	
33-17-14-20-427-002	2522 FIG TRAIL	10/26/22	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$112,950	45.20	\$225,858	\$45,874	\$204,026	\$229,571	0.889	2,016	\$101.20	4005	1.5507	BI-LEVEL	\$30,000	
33-17-14-20-428-001	4300 CINNAMON LANE	06/16/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$115,650	40.58	\$231,319	\$31,976	\$253,024	\$254,264	0.995	1,832	\$138.11	4005	9.0890	2 STORY	\$24,648	
33-17-14-20-428-002	4306 CINNAMON LANE	07/01/22	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$148,850	48.80	\$297,652	\$28,310	\$276,690	\$343,548	0.805	1,790	\$154.58	4005	9.8845	1 STORY	\$22,500	
33-17-14-20-428-008	4342 CINNAMON LANE	08/19/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$120,100	43.67	\$240,204	\$29,143	\$245,857	\$269,210	0.913	2,068	\$118.89	4005	0.9019	1 3/4 STORY	\$22,500	
33-17-14-20-428-009	4348 CINNAMON LANE	04/30/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$110,050	46.83	\$220,064	\$33,563	\$201,437	\$237,884	0.847	2,000	\$100.72	4005	5.7446	2 STORY	\$22,500	
33-17-14-20-428-013	4374 EGNATIOS COURT	11/17/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$105,000	47.73	\$209,982	\$34,924	\$185,076	\$223,288	0.829	1,958	\$94.52	4005	7.5367	BI-LEVEL	\$30,000	
Totals:			\$2,542,900			\$2,542,900	\$1,128,750		\$2,257,364		\$2,208,907	\$2,453,279			\$121.70		0.3844			
								Sale. Ratio =>	44.39					E.C.F. =>	0.900	Std. Deviation=>	0.10052357			
								Std. Dev. =>	4.13					Ave. E.C.F. =>	0.904	Ave. Variance=>	7.9769	Coefficient of Var=>	8.821768655	

2024 CITY OF LESLIE

DEER RUN ECF

ANALYZED0.9

UTILIZED0.9

ECF ANALYSIS - INDUSTRIAL - CITY OF LESLIE 2024																						
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class
33-17-14-27-151-011	800 RICE	08/21/20	\$435,000	LC	03-ARM'S LENGTH	\$435,000	\$156,100	35.89	\$312,240	\$53,927	\$381,073	\$299,667	1.272	11,568	\$32.94	3001	10.8620		\$42,500		3001 INDUSTRIAL/COMM	301
33-17-14-27-151-024	815 RICE	05/04/21	\$2,700,000	CD	03-ARM'S LENGTH	\$2,700,000	\$1,133,250	41.97	\$3,242,707	\$160,264	\$2,539,736	\$3,575,920	0.710	116,428	\$21.81	3001	45.2802		\$92,720	33-17-14-27-152-016	3001 INDUSTRIAL/COMM	301
33-10-10-06-204-018		08/01/22	\$2,850,000			\$2,850,000	\$2,850,000		\$2,540,125	\$309,875	\$2,230,250	\$2,246,751	1.131									
33-17-14-27-152-023	510 INDUSTRIAL DRIVE	01/05/22	\$1,690,000	WD	03-ARM'S LENGTH	\$1,690,000	\$395,000	23.37	\$790,024	\$48,040	\$1,641,960	\$860,770	1.908	12,000	\$136.83	3001	74.4512		\$48,000		3001 INDUSTRIAL/COMM	301
33-17-14-28-229-033	510 MILL	05/04/21	\$742,800	CD	03-ARM'S LENGTH	\$742,800	\$330,550	44.50	\$796,882	\$99,383	\$643,417	\$809,164	0.795	34,709	\$18.54	3001	36.7872		\$58,388	33-17-14-28-277-002	3001 INDUSTRIAL/COMM	301
Totals:			\$8,417,800			\$8,417,800	\$4,864,900		\$7,681,978		\$7,436,436	\$7,792,272			\$52.53		20.8700					
Sale. Ratio =>								57.79	E.C.F. =>				0.954	Std. Deviation=>		0.476317						
Std. Dev. =>								9.43	Ave. E.C.F. =>				1.163	Ave. Variance=>		41.8451	Coefficient of Var=>	35.97926827				

2024 CITY OF LESLIE

INDUSTRIAL

ECF

ANALYZED0.954

UTILIZED0.863

ECF ANALYSIS - SOUTH OF MAIN STREET AND EAST OF RAILROAD - CITY OF LESLIE 2024																						
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale		
33-17-14-28-252-018	517 S MAIN	12/28/21	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$52,350	58.17	\$104,693	\$17,045	\$72,955	\$86,268	0.846	1,419	\$51.41	4002	45.7641	2 STORY	\$20,939			
33-17-14-28-279-019	407 RICE STREET	02/01/23	\$130,000	WD	04-BUYERS INTEREST IN A LC	\$130,000	\$55,850	42.96	\$111,748	\$19,627	\$110,373	\$127,768	0.864	1,568	\$70.39	4001	27.0984	1 STORY	\$15,865			
33-17-14-28-327-004	630 S MAIN	06/08/21	\$162,885	WD	03-ARM'S LENGTH	\$162,885	\$84,300	51.75	\$168,618	\$30,000	\$132,885	\$136,435	0.974	1,921	\$69.17	4002	16.0856	2 STORY	\$19,627			
33-17-14-28-327-004	630 S MAIN	01/18/23	\$166,000	WD	03-ARM'S LENGTH	\$166,000	\$84,300	50.78	\$168,618	\$30,000	\$136,000	\$136,435	0.997	1,921	\$70.80	4002	13.8025	2 STORY	\$30,000			
33-17-14-28-205-002	220 RUSSELL	07/28/22	\$62,500	WD	03-ARM'S LENGTH	\$62,500	\$31,700	50.72	\$63,368	\$14,016	\$48,484	\$48,575	0.998	600	\$80.81	4001	16.8516	1 STORY	\$14,016			
33-17-14-28-229-022	303 BLAIR	05/06/22	\$194,700	WD	03-ARM'S LENGTH	\$194,700	\$96,850	49.74	\$193,725	\$28,932	\$165,768	\$162,198	1.022	1,065	\$155.65	4001	102.2011	1 STORY	\$16,963	33-17-14-28-210-003		
33-17-14-28-328-010	635 S MAIN	11/24/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$81,200	47.76	\$162,382	\$30,000	\$140,000	\$130,297	1.074	1,476	\$94.85	4002	11.2710	1 STORY	\$14,190			
33-17-14-28-229-022	303 BLAIR	12/29/22	\$213,000	WD	03-ARM'S LENGTH	\$213,000	\$96,850	45.47	\$193,725	\$28,932	\$184,068	\$162,198	1.135	1,065	\$172.83	4001	2.0354	1 STORY	\$28,932			
33-17-14-21-478-014	404 E RACE	01/27/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$62,750	44.82	\$125,508	\$20,939	\$119,061	\$102,922	1.157	1,412	\$84.32	4001	115.6805	2 STORY	\$28,932			
33-17-14-28-279-003	515 RUSSELL	04/19/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$70,100	43.81	\$140,218	\$22,804	\$137,196	\$115,565	1.187	1,572	\$87.27	4001	30.5861	2 STORY	\$19,668			
33-17-14-21-482-003	407 E RACE	02/09/22	\$118,500	WD	03-ARM'S LENGTH	\$118,500	\$50,600	42.70	\$101,186	\$17,727	\$100,773	\$82,145	1.227	912	\$110.50	4001	122.6774	1 STORY	\$17,045			
33-17-14-28-252-012	315 S MAIN ST	10/26/23	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$86,950	42.41	\$173,892	\$32,664	\$172,336	\$139,004	1.240	1,880	\$91.67	4002	123.9792	2 STORY	\$14,190			
33-17-14-21-477-001	503 MAPLE	11/10/22	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$64,800	40.00	\$129,595	\$14,190	\$147,810	\$113,588	1.301	1,056	\$139.97	4001	130.1286	1 STORY	\$29,535			
33-17-14-28-276-009	428 BLAIR	12/17/21	\$125,800	WD	03-ARM'S LENGTH	\$125,800	\$52,300	41.57	\$104,578	\$29,535	\$96,265	\$73,861	1.303	960	\$100.28	4001	130.3323	2 STORY	\$30,000			
33-17-14-22-352-003	610 E BELLEVUE	05/17/22	\$91,500	WD	03-ARM'S LENGTH	\$91,500	\$37,750	41.26	\$75,528	\$19,627	\$71,873	\$55,021	1.306	720	\$99.82	4001	130.6291	1 STORY	\$23,463			
33-17-14-28-276-013	413 RUSSELL	11/29/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$71,850	39.92	\$143,653	\$31,630	\$148,370	\$110,259	1.346	1,149	\$129.13	4001	134.5652	1 3/4 STORY	\$19,627			
33-17-14-28-228-007	317 RUSSELL	05/13/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$69,500	35.64	\$139,020	\$19,793	\$175,207	\$117,349	1.493	1,360	\$128.83	4001	149.3037	2 STORY	\$30,000			
33-17-14-28-276-006	411 MILL ST	03/31/23	\$158,400	WD	03-ARM'S LENGTH	\$158,400	\$55,000	34.72	\$109,970	\$14,190	\$144,210	\$94,272	1.530	1,682	\$85.74	4001	152.9728	2 STORY	\$30,000			
Totals:			\$2,725,285			\$2,725,285	\$1,205,000		\$2,410,025		\$2,303,634	\$1,994,159			\$101.30		1.1456					
								Sale. Ratio ==>	44.22					E.C.F. ==>	1.155	Std. Deviation=>		0.196392163				
								Std. Dev. ==>	5.95					Ave. E.C.F. ==>	1.167	Ave. Variance=>		80.8869		Coefficient of Var=>		69.33286094

2024 CITY OF LESLIE
SOUTH OF MAIN AND EAST OF RAILROAD
ECF ANALYSIS
2024 ANALYZED 1.155
UTILIZED 1.16

ECF ANALYSIS - WEST OF RAILROAD - CITY OF LESLIE 2024																					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	
33-17-14-28-128-012	312 WASHINGTON	09/20/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$124,450	59.26	\$248,901	\$32,695	\$177,305	\$211,552	0.838	1,476	\$120.13	4003	26.9078	1 STORY	\$23,100		
33-17-14-21-328-008	212 DOTY	12/11/23	\$107,000	WD	03-ARM'S LENGTH	\$107,000	\$59,550	55.65	\$119,147	\$28,612	\$78,388	\$88,586	0.885	1,234	\$63.52	4003	88.4879	1 STORY	\$23,100		
33-17-14-21-379-002	125 SPRING	01/05/22	\$98,000	WD	03-ARM'S LENGTH	\$98,000	\$53,650	54.74	\$107,290	\$30,397	\$67,603	\$75,238	0.899	1,038	\$65.13	4003	50.4005	1 1/4 STORY	\$30,000		
33-17-14-28-179-004	524 S MAIN	10/28/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$81,800	54.53	\$163,579	\$27,904	\$122,096	\$132,754	0.920	1,056	\$115.62	4003	6.7078	1 STORY	\$30,000		
33-17-14-21-328-009	208 DOTY	07/07/21	\$154,000	WD	03-ARM'S LENGTH	\$154,000	\$83,850	54.45	\$167,736	\$28,689	\$125,311	\$136,054	0.921	1,056	\$118.67	4003	92.1040	1 STORY	\$30,000		
33-17-14-21-378-018	112 SPRING	10/27/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$39,650	52.87	\$79,288	\$23,100	\$51,900	\$54,978	0.944	927	\$55.99	4003	68.2629	1 1/2 STORY	\$30,000		
33-17-14-28-178-005	409 WOODWORTH	06/16/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$87,800	53.21	\$175,625	\$25,951	\$139,049	\$146,452	0.949	1,990	\$69.87	4003	8.4404	1 1/2 STORY	\$24,850		
33-17-14-28-127-009	410 MEEKER	05/25/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$73,650	52.61	\$147,317	\$23,905	\$116,095	\$120,755	0.961	1,353	\$85.81	4003	20.3767	2 STORY	\$30,000		
33-17-14-21-330-004	332 PENNSYLVANIA	11/12/21	\$195,500	WD	03-ARM'S LENGTH	\$195,500	\$102,450	52.40	\$204,922	\$35,496	\$160,004	\$165,779	0.965	1,430	\$111.89	4003	96.5165	1 STORY	\$30,000		
33-17-14-21-379-012	304 W BELLEVUE	10/08/21	\$181,450	WD	03-ARM'S LENGTH	\$181,450	\$94,350	52.00	\$188,686	\$37,131	\$144,319	\$148,293	0.973	2,038	\$70.81	4003	65.3430	2 STORY	\$23,100		
33-17-14-28-128-010	307 MEEKER	12/21/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$90,950	51.97	\$181,851	\$28,292	\$146,708	\$150,253	0.976	1,272	\$115.34	4003	18.8770	2 STORY	\$23,100		
33-17-14-28-176-004	405 WASHINGTON	09/16/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$85,050	51.55	\$170,063	\$23,100	\$141,900	\$143,799	0.987	1,440	\$98.54	4003	12.8371	1 STORY	\$25,827		
33-17-14-28-104-018	313 S SHERMAN	10/06/22	\$153,000	WD	03-ARM'S LENGTH	\$153,000	\$78,350	51.21	\$156,688	\$30,000	\$123,000	\$123,961	0.992	1,020	\$120.59	4003	29.8286	1 STORY	\$30,000		
33-17-14-28-132-001	303 WOODWORTH	09/29/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$105,450	50.21	\$210,851	\$36,399	\$173,601	\$170,697	1.017	1,632	\$106.37	4003	13.9135	1 STORY	\$23,915		
33-17-14-21-378-020	410 W BELLEVUE	05/28/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$72,550	50.03	\$145,103	\$25,827	\$119,173	\$116,708	1.021	1,656	\$71.96	4003	102.1117	2 STORY	\$30,000		
33-17-14-21-331-004	409 PENNSYLVANIA	03/13/23	\$226,000	WD	03-ARM'S LENGTH	\$226,000	\$111,950	49.54	\$223,876	\$40,762	\$185,238	\$179,172	1.034	1,120	\$165.39	4003	103.3854	1 STORY	\$25,989		
33-17-14-21-376-007	416 W RACE	12/16/22	\$147,500	PTA	03-ARM'S LENGTH	\$147,500	\$72,900	49.42	\$145,845	\$34,116	\$113,384	\$109,324	1.037	1,716	\$66.07	4003	103.7139	2 STORY	\$30,000		
33-17-14-21-404-005	405 CHURCH	03/30/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$78,300	48.94	\$156,604	\$32,787	\$127,213	\$121,152	1.050	1,702	\$74.74	4003	77.6501	2 STORY	\$23,100		
33-17-14-21-379-005	107 SPRING	05/28/21	\$159,500	WD	03-ARM'S LENGTH	\$159,500	\$77,900	48.84	\$155,819	\$27,638	\$131,862	\$125,422	1.051	1,344	\$98.11	4003	105.1349	1 3/4 STORY	\$30,000		
33-17-14-21-351-013	524 W RACE	03/13/23	\$107,000	WD	03-ARM'S LENGTH	\$107,000	\$51,750	48.36	\$103,461	\$27,861	\$79,139	\$73,973	1.070	864	\$91.60	4003	106.9842	1 STORY	\$23,100		
33-17-14-28-201-002	107 ARMSTRONG	09/08/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$89,700	47.21	\$179,418	\$21,935	\$168,065	\$154,093	1.091	1,138	\$147.68	4003	3.0752	1 STORY	\$30,000		
33-17-14-21-329-008	332 CAMEO	07/08/22	\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$80,100	47.40	\$160,201	\$40,091	\$128,909	\$117,524	1.097	957	\$134.70	4003	109.6870	1 STORY	\$30,000		
33-17-14-21-328-007	400 DOTY	09/21/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$75,000	46.88	\$149,958	\$29,492	\$130,508	\$117,873	1.107	1,372	\$95.12	4003	110.7194	1 STORY	\$23,100		
33-17-14-21-328-002	428 DOTY	05/24/23	\$193,000	WD	03-ARM'S LENGTH	\$193,000	\$90,300	46.79	\$180,642	\$33,928	\$159,072	\$143,556	1.108	1,387	\$114.69	4003	110.8085	1 STORY	\$25,860		
33-17-14-21-329-005	407 DOTY	08/08/22	\$189,000	WD	03-ARM'S LENGTH	\$189,000	\$88,000	46.56	\$176,017	\$33,592	\$155,408	\$139,359	1.115	1,524	\$101.97	4003	111.5162	1 3/4 STORY	\$30,000		
33-17-14-21-403-002	107 ADAMS	12/29/21	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$65,300	46.68	\$130,551	\$29,667	\$110,233	\$98,712	1.117	1,124	\$98.07	4003	111.6710	1 STORY	\$23,100		
33-17-14-28-128-006	407 MEEKER	04/29/22	\$166,000	WD	03-ARM'S LENGTH	\$166,000	\$77,100	46.45	\$154,170	\$30,148	\$135,852	\$121,352	1.119	1,056	\$128.65	4003	29.1095	1 STORY	\$23,100		
33-17-14-21-376-008	414 W RACE	07/08/22	\$122,500	WD	03-ARM'S LENGTH	\$122,500	\$56,850	46.41	\$113,738	\$23,258	\$99,242	\$88,532	1.121	1,362	\$72.86	4003	112.0970	1 STORY	\$15,078		
33-17-14-28-103-005	308 S SHERMAN	06/29/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$62,750	46.48	\$125,509	\$27,950	\$107,050	\$95,459	1.121	1,031	\$103.83	4003	7.4129	1 STORY	\$27,950		
33-17-14-21-403-019	215 N MAIN	09/10/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$64,200	45.86	\$128,356	\$24,745	\$115,255	\$101,381	1.137	1,631	\$70.67	4003	113.6854	1 1/2 STORY	\$24,202		
33-17-14-28-201-005	115 ARMSTRONG	03/17/23	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$88,150	45.21	\$176,328	\$21,608	\$173,392	\$151,389	1.145	2,277	\$76.15	4003	8.1648	1 1/2 STORY	\$26,943		
33-17-14-21-328-002	428 DOTY	11/16/23	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$90,300	45.17	\$180,642	\$33,928	\$165,972	\$143,556	1.156	1,387	\$119.66	4003	115.6150	1 STORY	\$30,000		
33-17-14-21-455-015	104 COVERT ST	01/03/23	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$44,800	44.80	\$89,565	\$15,078	\$84,922	\$72,884	1.165	1,010	\$84.08	4003	116.5174	1 STORY	\$23,100		
33-17-14-28-127-008	412 MEEKER	06/16/21	\$137,500	WD	03-ARM'S LENGTH	\$137,500	\$61,100	44.44	\$122,160	\$23,100	\$114,400	\$96,928	1.180	1,090	\$104.95	4003	118.0262	2 STORY	\$23,100		
33-17-14-28-127-002	421 FRANKLIN	12/22/22	\$229,500	WD	03-ARM'S LENGTH	\$229,500	\$100,200	43.66	\$200,417	\$33,000	\$196,500	\$163,813	1.200	2,150	\$91.40	4003	119.9538	TRI-LEVEL	\$23,100		
33-17-14-28-206-003	209 ARMSTRONG	01/09/23	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$79,650	43.05	\$159,286	\$27,835	\$157,165	\$128,621	1.222	1,566	\$100.36	4003	6.8614	1 3/4 STORY	\$23,100		
33-17-14-28-130-008	214 BUTLER	07/13/22	\$156,000	WD	03-ARM'S LENGTH	\$156,000	\$66,750	42.79	\$133,510	\$21,381	\$134,619	\$109,715	1.227	1,740	\$77.37	4003	59.3777	2 STORY	\$23,100		
33-17-14-28-177-011	416 WOODWORTH	12/05/23	\$107,000	WD	03-ARM'S LENGTH	\$107,000	\$45,700	42.71	\$91,444	\$30,000	\$77,000	\$60,121	1.281	780	\$98.72	4003	12.1786	1 STORY	\$30,000		
33-17-14-28-128-018	306 WOODWORTH	10/31/23	\$128,500	WD	03-ARM'S LENGTH	\$128,500	\$53,500	41.63	\$107,022	\$23,100	\$105,400	\$82,115	1.284	1,420	\$74.23	4003	8.8004	2 STORY	\$18,351		
33-17-14-28-103-009	318 S SHERMAN	11/22/23	\$161,000	PTA	03-ARM'S LENGTH	\$161,000	\$66,900	41.55	\$133,768	\$28,138	\$132,862	\$103,356	1.285	957	\$138.83	4003	128.5477	1 STORY	\$23,100		
33-17-14-21-328-004	416 DOTY	05/26/23	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$76,050	41.79	\$152,066	\$38,142	\$143,858	\$111,472	1.291	1,139	\$126.30	4003	129.0535	1 STORY	\$23,100		
33-17-14-21-404-004	407 CHURCH	11/04/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$61,300	40.87	\$122,600	\$23,100	\$126,900	\$97,358	1.303	1,584	\$80.11	4003	130.3435	2 STORY	\$17,978		
33-17-14-28-206-037	308 S MAIN	11/18/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$68,350	40.21	\$136,692	\$20,070	\$149,930	\$114,112	1.314	1,384	\$108.33	4003	5.0154	1 1/2 STORY	\$25,827		
33-17-14-28-177-013	313 WASHINGTON	06/30/23	\$189,000	WD	03-ARM'S LENGTH	\$189,000	\$76,400	40.42	\$152,778	\$30,000	\$159,000	\$120,135	1.324	1,107	\$143.63	4003	30.3124	1 STORY	\$25,827		
33-17-14-28-104-001	537 W BELLEVUE	11/22/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$50,950	40.76	\$101,936	\$24,202	\$100,798	\$76,061	1.325	1,040	\$96.92	4003	132.5232	1 1/4 STORY	\$25,827		
33-17-14-28-104-012	114 S HIGH	11/08/21	\$152,500	WD	03-ARM'S LENGTH	\$152,500	\$61,850	40.56	\$123,727	\$26,943	\$125,557	\$94,701	1.326	1,472	\$85.30	4003	132.5831	TRI-LEVEL	\$30,000		
33-17-14-28-132-002	307 WOODWORTH	06/22/23	\$173,100	WD	03-ARM'S LENGTH	\$173,100	\$69,300	40.03	\$138,647	\$31,463	\$141,637	\$104,877	1.351	1,008	\$140.51	4003	135.0510	1 STORY	\$30,000		
33-17-14-28-132-003	313 WOODWORTH	09/22/23	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$99,800	39.14	\$199,606	\$34,093	\$220,907	\$161,950	1.364	1,344	\$164.37	4003	136.4044	1 STORY	\$30,000		
33-17-14-28-129-008	404 WASHINGTON	02/10/23	\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$62,000	38.77	\$124,013	\$23,100	\$136,800	\$98,741	1.385	1,004	\$136.25	4003	138.5447	1 STORY	\$23,100		
33-17-14-21-328-005	410 DOTY	11/29/22	\$158,500	WD	03-ARM'S LENGTH	\$158,500	\$62,000	39.12	\$123,984	\$29,492	\$129,008	\$92,458	1.395	1,000	\$129.01	4003	139.5316	1 STORY	\$30,000		
33-17-14-21-455-008	126 COVERT ST	07/21/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$61,550	38.47	\$123,089	\$23,956	\$136,044	\$96,999	1.403	1,609	\$84.55	4003	140.2530	2 STORY	\$30,000		

Neighborhoods Used: All

<<<<<<<<<<<		Statistics for this Analysis			>>>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	
90	14	17.62	30.36	1.057	
After Application of E.C.F.s		17.02	31.53	1.054	

```
<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>
```

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	1.108(5)	1.108(5)	1.108(5)	1.108(5)	1.108(5)	1.108(5)
1 1/4 STORY	1.113(2)	1.113(2)	1.113(2)	1.113(2)	1.113(2)	1.113(2)
1 3/4 STORY	1.085(5)	1.085(5)	1.085(5)	1.085(5)	1.085(5)	1.085(5)
1 STORY	1.055(35)	1.055(35)	1.055(35)	1.055(35)	1.055(35)	1.055(35)
1+ STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2 STORY	1.047(25)	1.047(25)	1.047(25)	1.047(25)	1.047(25)	1.047(25)
ATTACH CONDO	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI-LEVEL	0.836(3)	0.836(3)	0.836(3)	0.836(3)	0.836(3)	0.836(3)
MANUFACTURED	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MODULAR	1.001(2)	1.001(2)	1.001(2)	1.001(2)	1.001(2)	1.001(2)
TRI-LEVEL	1.246(2)	1.246(2)	1.246(2)	1.246(2)	1.246(2)	1.246(2)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F.	: 1.048 (79)
Mobile Home E.C.F.	: 0.757 (2)
Town Home E.C.F.	: 1.000 (0)
Agricultural E.C.F.	: 1.277 (4)
Commercial E.C.F.	: 1.096 (9)

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<<<<<<<<<<<<          Settings for this Analysis          >>>>>>>>>>>>
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Starting Date: 04/01/2021
Ending Date: 03/31/2023
Terms Selected: 2
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals:
Use Infl. Adj. Sale Prices: X
Neighborhood(s) : All

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Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.10
	Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.10
	Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.10
	Maximum E.C.F. (Commercial): 3.00