

E.C.F. ANALYSIS - COMMERCIAL/INDUSTRIAL - CITY OF LESLIE 2023

Parcel Number	Street Address	Sale Date	Sale Price	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
33-17-14-21-454-008	101 N MAIN	09/17/20	\$85,000	\$85,000	\$51,550	60.65	\$103,063	\$17,034	\$67,966	\$101,689	0.668	5,276	\$12.88	2001	12.8948		\$17,034		2001 COMMERCIAL	201
33-17-14-27-151-011	800 RICE	08/21/20	\$435,000	\$435,000	\$176,250	40.52	\$352,472	\$58,605	\$376,395	\$342,191	1.100	11,568	\$32.54	3001	30.2636		\$43,750		3001 INDUSTRIAL/COMM	301
33-17-14-27-151-024	815 RICE	05/04/21	\$2,700,000	\$2,700,000	\$1,133,250	41.97	\$2,649,886	\$158,469	\$2,541,531	\$2,944,937	0.863	116,428	\$21.83	3001	6.5699		\$92,720	33-17-14-27-152-016	3001 INDUSTRIAL/COMM	301
33-17-14-28-202-016	125 S MAIN	09/18/20	\$130,000	\$130,000	\$81,800	62.92	\$163,634	\$24,090	\$105,910	\$164,946	0.642	1,536	\$68.95	2001	15.5228		\$24,090		2001 COMMERCIAL	201
33-17-14-28-206-013	109 CARNEY	05/07/21	\$75,000	\$75,000	\$43,650	58.20	\$87,319	\$8,865	\$66,135	\$92,735	0.713	1,176	\$56.24	2001	8.4159		\$8,865		2001 COMMERCIAL	201
Totals:			\$3,425,000	\$3,425,000	\$1,486,500		\$3,356,374		\$3,157,937	\$3,646,499			\$38.49		6.8701					
						Sale. Ratio =>	43.40			E.C.F. =>	0.866	Std. Deviation=>		0.18954628						
						Std. Dev. =>	10.74			Ave. E.C.F. =>	0.797	Ave. Variance=>		14.7334	Coefficient of Var=>		18.47869124			

ECF ANALYSIS
 COMMERCIAL
 INDUSTRIAL
 CITY OF LESLIE 2023
 ANALYZED 0.866
 UTILIZED 0.862