

E.C.F. ANALYSIS - EAST OF RAILROAD & SOUTH OF MAIN STREET - CITY OF LESLIE 2023

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		
33-17-14-21-478-011	422 E RACE	04/30/20	\$124,000	WD	03-ARM'S LENGTH	\$124,000	\$83,850	67.62	\$167,710	\$15,856	\$108,144	\$151,854	0.712	1,152	\$93.88	4001	31.9036	1 STORY	\$14,190		4001 EAST OF RAIL ROAD		
33-17-14-28-279-015	507 RICE	10/26/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$66,000	55.00	\$131,986	\$25,156	\$94,844	\$106,830	0.888	1,232	\$76.98	4001	32.6857	1 STORY	\$15,865		4001 EAST OF RAIL ROAD		
33-17-14-28-227-005	201 RUSSELL	09/21/20	\$109,900	WD	03-ARM'S LENGTH	\$109,900	\$59,450	54.09	\$118,942	\$14,190	\$95,710	\$104,752	0.914	1,008	\$94.95	4001	10.2001	1 STORY	\$17,100		4001 EAST OF RAIL ROAD		
33-17-14-28-252-018	517 S MAIN	12/28/21	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$47,850	53.17	\$95,744	\$17,045	\$72,955	\$78,699	0.927	1,419	\$51.41	4002	8.8669	2 STORY	\$14,190		4001 EAST OF RAIL ROAD		
33-17-14-28-327-004	630 S MAIN	06/08/21	\$162,885	WD	03-ARM'S LENGTH	\$162,885	\$82,550	50.68	\$165,121	\$30,000	\$132,885	\$135,121	0.983	1,921	\$69.17	4002	26.1034	2 STORY	\$17,045		4002 SOUTH MAIN		
33-17-14-28-328-010	635 S MAIN	11/24/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$74,400	43.76	\$148,824	\$30,000	\$140,000	\$118,824	1.178	1,476	\$94.85	4002	6.6273	1 STORY	\$29,535		4001 EAST OF RAIL ROAD		
33-17-14-21-478-014	404 E RACE	01/27/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$59,500	42.50	\$118,959	\$20,939	\$119,061	\$98,020	1.215	1,412	\$84.32	4001	121.4660	2 STORY	\$30,000		4001 EAST OF RAIL ROAD		
33-17-14-21-478-010	418 E RACE	02/08/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$52,950	42.36	\$105,910	\$18,852	\$106,148	\$87,058	1.219	1,200	\$88.46	4001	121.9279	2 STORY	\$22,000		4001 EAST OF RAIL ROAD		
33-17-14-28-279-003	515 RUSSELL	04/19/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$66,500	41.56	\$133,041	\$22,773	\$137,227	\$110,268	1.244	1,572	\$87.29	4001	124.4486	2 STORY	\$23,463		4001 EAST OF RAIL ROAD		
Totals:			\$1,201,785			\$1,201,785	\$593,050		\$1,186,237		\$1,006,974	\$991,426			\$82.37		1.5512						
								Sale. Ratio =>	49.35					E.C.F. =>	1.016	Std. Deviation=>		0.188889					
								Std. Dev. =>	8.57					Ave. E.C.F. =>	1.031	Ave. Variance=>		53.8033	Coefficient of Var=>		52.17572234		

ECF ANALYSIS
 EAST OF RAILROAD
 SOUTH OF MAIN
 CITY OF LESLIE 2023
 ANALYZED 1.016
 APPLIED 1.016