

E.C.F. ANALYSIS - WEST OF RAILROAD - 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		
33-17-14-21-379-002	125 SPRING	01/05/22	\$98,000	WD	03-ARM'S LENGTH	\$98,000	\$65,350	66.68	\$130,748	\$30,377	\$67,623	\$99,377	0.680	1,038	\$65.15	4003	57.5587	1 1/4 STORY	\$30,000		4003 WEST OF RAIL ROAD		
33-17-14-21-402-002	320 N MAIN	11/24/20	\$156,000	WD	03-ARM'S LENGTH	\$156,000	\$102,300	65.58	\$204,641	\$30,000	\$126,000	\$172,912	0.729	1,512	\$83.33	4003	44.8345	1 STORY	\$30,000		4003 WEST OF RAIL ROAD		
33-17-14-21-354-026	120 N HIGH	12/08/20	\$84,900	WD	03-ARM'S LENGTH	\$84,900	\$53,200	62.66	\$106,412	\$29,024	\$55,876	\$76,622	0.729	765	\$73.04	4003	#REF!	1 STORY	\$30,000		4003 WEST OF RAIL ROAD		
33-17-14-28-179-010	204 MORNINGSIDE	08/04/20	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$82,350	61.00	\$164,691	\$42,979	\$92,021	\$120,507	0.764	1,150	\$80.02	4003	7.2195	1 STORY	\$17,966		4003 WEST OF RAIL ROAD		
33-17-14-28-130-008	214 BUTLER	07/02/20	\$106,500	WD	03-ARM'S LENGTH	\$106,500	\$63,850	59.95	\$127,676	\$17,978	\$88,522	\$108,612	0.815	1,740	\$50.87	4003	18.8186	2 STORY	\$16,101		4003 WEST OF RAIL ROAD		
33-17-14-21-376-018	412 W RACE	07/16/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$112,450	59.18	\$224,874	\$43,974	\$146,026	\$179,109	0.815	1,646	\$88.72	4003	24.3156	2 STORY	\$25,812		4003 WEST OF RAIL ROAD		
33-17-14-28-104-003	503 W BELLEVUE	10/02/20	\$196,000	WD	03-ARM'S LENGTH	\$196,000	\$116,100	59.23	\$232,166	\$30,000	\$166,000	\$200,164	0.829	3,311	\$50.14	4003	27.3229	2 STORY	\$30,000		4003 WEST OF RAIL ROAD		
33-17-14-21-452-026	204 E RACE	06/16/21	\$147,000	WD	03-ARM'S LENGTH	\$147,000	\$84,850	57.72	\$169,742	\$37,877	\$109,123	\$130,559	0.836	1,145	\$95.30	4003	34.8360	1 STORY	\$22,637	33-17-14-21-378-026	4003 WEST OF RAIL ROAD		
33-17-14-28-128-012	312 WASHINGTON	09/20/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$120,450	57.36	\$240,937	\$32,556	\$177,444	\$206,318	0.860	1,476	\$120.22	4003	21.1498	1 STORY	\$23,100		4003 WEST OF RAIL ROAD		
33-17-14-28-132-002	307 WOODWORTH	02/23/21	\$116,000	WD	03-ARM'S LENGTH	\$116,000	\$65,300	56.29	\$130,611	\$31,179	\$84,821	\$98,448	0.862	1,008	\$84.15	4003	17.5515	1 STORY	\$23,100		4003 WEST OF RAIL ROAD		
33-17-14-21-454-012	118 CHURCH	01/05/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$73,500	52.50	\$152,444	\$27,024	\$112,976	\$124,178	0.910	1,589	\$71.10	4003	31.6703	1 3/4 STORY	\$25,827		4003 WEST OF RAIL ROAD		
33-17-14-28-104-006	115 S SHERMAN	06/10/20	\$128,500	WD	03-ARM'S LENGTH	\$128,500	\$68,050	52.96	\$136,125	\$23,444	\$105,056	\$111,565	0.942	1,344	\$78.17	4003	22.9032	1 1/2 STORY	\$30,000		4003 WEST OF RAIL ROAD		
33-17-14-28-179-004	524 S MAIN	10/28/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$77,450	51.63	\$154,893	\$27,893	\$122,107	\$125,743	0.971	1,056	\$115.63	4003	5.2756	1 STORY	\$22,637	33-17-14-21-378-026	4003 WEST OF RAIL ROAD		
33-17-14-21-378-017	116 SPRING	09/03/20	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$69,700	51.63	\$139,407	\$23,100	\$111,900	\$115,155	0.972	1,712	\$65.36	4003	97.1730	2 STORY	\$30,000		4003 WEST OF RAIL ROAD		
33-17-14-28-178-005	409 WOODWORTH	06/16/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$83,750	50.76	\$167,502	\$25,947	\$139,053	\$140,153	0.992	1,990	\$69.88	4003	7.9401	1 1/2 STORY	\$23,915		4003 WEST OF RAIL ROAD		
33-17-14-21-455-014	108 COVERT ST	11/16/20	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$62,850	50.28	\$125,689	\$23,100	\$101,900	\$101,573	1.003	984	\$103.56	4003	26.2489	1 STORY	\$23,100		4003 WEST OF RAIL ROAD		
33-17-14-28-127-009	410 MEEKER	05/25/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$70,000	50.00	\$140,021	\$23,869	\$116,131	\$115,002	1.010	1,353	\$85.83	4003	16.7222	2 STORY	\$30,000		4003 WEST OF RAIL ROAD		
33-17-14-21-379-012	304 W BELLEVUE	10/08/21	\$181,450	WD	03-ARM'S LENGTH	\$181,450	\$89,750	49.46	\$179,494	\$36,779	\$144,671	\$141,302	1.024	2,038	\$70.99	4003	102.3843	2 STORY	\$30,000		4003 WEST OF RAIL ROAD		
33-17-14-28-176-004	405 WASHINGTON	09/16/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$80,650	48.88	\$161,292	\$23,100	\$141,900	\$136,824	1.037	1,440	\$98.54	4003	6.8988	1 STORY	\$30,000		4003 WEST OF RAIL ROAD		
33-17-14-21-354-022	502 W BELLEVUE	04/17/20	\$79,900	WD	03-ARM'S LENGTH	\$79,900	\$39,050	48.87	\$78,147	\$16,101	\$63,799	\$61,432	1.039	672	\$94.94	4003	103.8536	1 STORY	\$30,000		4003 WEST OF RAIL ROAD		
33-17-14-28-177-013	313 WASHINGTON	06/17/20	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$70,850	48.86	\$141,715	\$30,000	\$115,000	\$110,609	1.040	1,107	\$103.88	4003	10.9433	1 STORY	\$23,100		4003 WEST OF RAIL ROAD		
33-17-14-21-351-011	500 W RACE	11/16/20	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$50,050	47.67	\$100,093	\$19,571	\$85,429	\$79,725	1.072	1,104	\$77.38	4003	107.1549	1 STORY	\$23,100		4003 WEST OF RAIL ROAD		
33-17-14-28-178-011	418 ARMSTRONG	06/01/21	\$150,000	MLC	04-BUYERS INTEREST IN A LC	\$150,000	\$71,500	47.67	\$142,990	\$30,000	\$120,000	\$111,871	1.073	1,978	\$60.67	4003	7.6471	2 STORY	\$30,000		4003 WEST OF RAIL ROAD		
33-17-14-21-378-020	410 W BELLEVUE	05/28/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$68,100	46.97	\$136,223	\$25,827	\$119,173	\$109,303	1.090	1,656	\$71.96	4003	109.0300	2 STORY	\$30,000		4003 WEST OF RAIL ROAD		
33-17-14-21-328-009	208 DOTY	07/07/21	\$154,000	WD	03-ARM'S LENGTH	\$154,000	\$71,650	46.53	\$143,255	\$23,100	\$130,900	\$118,965	1.100	1,056	\$123.96	4003	110.0320	1 STORY	\$23,100		4003 WEST OF RAIL ROAD		
33-17-14-21-378-024	412 W BELLEVUE	07/15/20	\$142,700	WD	03-ARM'S LENGTH	\$142,700	\$66,600	46.67	\$133,240	\$30,000	\$112,700	\$102,218	1.103	1,590	\$70.88	4003	110.2547	2 STORY	\$23,100		4003 WEST OF RAIL ROAD		
33-17-14-21-379-005	107 SPRING	05/28/21	\$159,500	WD	03-ARM'S LENGTH	\$159,500	\$74,050	46.43	\$148,135	\$27,450	\$132,050	\$119,490	1.105	1,344	\$98.25	4003	110.5112	1 3/4 STORY	\$27,950		4003 WEST OF RAIL ROAD		
33-17-14-28-104-015	215 S SHERMAN	03/25/21	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$61,550	46.63	\$123,139	\$30,000	\$102,000	\$92,217	1.106	957	\$106.58	4003	#REF!	1 STORY	\$24,202		4003 WEST OF RAIL ROAD		
33-17-14-21-330-004	332 PENNSYLVANIA	10/20/20	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$67,700	45.16	\$135,383	\$30,000	\$119,900	\$104,340	1.149	1,430	\$83.85	4003	114.9132	1 STORY	\$30,000		4003 WEST OF RAIL ROAD		
33-17-14-21-403-002	107 ADAMS	12/29/21	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$62,450	44.64	\$124,886	\$29,533	\$110,367	\$94,409	1.169	1,124	\$98.19	4003	116.9032	1 STORY	\$23,444		4003 WEST OF RAIL ROAD		
33-17-14-21-403-019	215 N MAIN	09/10/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$62,100	44.36	\$124,174	\$24,699	\$115,301	\$98,490	1.171	1,631	\$70.69	4003	117.0686	1 1/2 STORY	\$26,943		4003 WEST OF RAIL ROAD		
33-17-14-28-103-005	308 S SHERMAN	06/29/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$59,900	44.37	\$119,808	\$27,950	\$107,050	\$90,949	1.177	1,031	\$103.83	4003	117.7040	1 STORY	\$30,000		4003 WEST OF RAIL ROAD		
33-17-14-21-329-009	328 CAMEO	12/02/20	\$127,000	WD	03-ARM'S LENGTH	\$127,000	\$56,350	44.37	\$112,733	\$30,000	\$97,000	\$81,914	1.184	957	\$101.36	4003	118.4171	1 STORY	\$23,100		4003 WEST OF RAIL ROAD		
33-17-14-21-378-015	122 SPRING	10/19/20	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$47,350	43.05	\$94,661	\$23,100	\$86,900	\$70,852	1.226	1,104	\$78.71	4003	122.6492	2 STORY	\$23,100		4003 WEST OF RAIL ROAD		
33-17-14-28-127-008	412 MEEKER	06/16/21	\$137,500	WD	03-ARM'S LENGTH	\$137,500	\$58,050	42.22	\$116,126	\$23,100	\$114,400	\$92,105	1.242	1,090	\$104.95	4003	124.2061	2 STORY	\$23,100		4003 WEST OF RAIL ROAD		
33-17-14-21-328-007	400 DOTY	09/21/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$67,750	42.34	\$135,495	\$29,492	\$130,508	\$104,953	1.243	1,164	\$112.12	4003	124.3484	1 STORY	\$30,000		4003 WEST OF RAIL ROAD		
33-17-14-21-401-003	401 N MAIN	11/11/20	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$68,450	41.99	\$136,946	\$30,000	\$133,000	\$105,887	1.256	1,632	\$81.50	4003	125.6055	2 STORY	\$18,351		4003 WEST OF RAIL ROAD		
33-17-14-21-403-017	225 N MAIN	09/17/20	\$114,900	WD	03-ARM'S LENGTH	\$114,900	\$48,850	42.52	\$97,748	\$30,000	\$84,900	\$67,077	1.266	1,084	\$78.32	4003	126.5705	TRI-LEVEL	\$17,978		4003 WEST OF RAIL ROAD		
33-17-14-21-378-028	115 N HIGH	03/11/21	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$37,800	36.00	\$87,538	\$22,637	\$82,363	\$64,258	1.282	900	\$91.51	4003	128.1747	1 STORY	\$25,827		4003 WEST OF RAIL ROAD		
33-17-14-21-403-028	112 E RACE	09/03/20	\$155,721	WD	03-ARM'S LENGTH	\$155,721	\$61,500	39.49	\$123,024	\$23,382	\$132,339	\$98,655	1.341	1,268	\$104.37	4003	134.1426	1 1/2 STORY	\$23,100		4003 WEST OF RAIL ROAD		
33-17-14-28-206-037	308 S MAIN	11/18/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$65,050	38.26	\$130,085	\$20,070	\$149,930	\$108,926	1.376	1,384	\$108.33	4003	16.2269	1 1/2 STORY	\$30,000		4003 WEST OF RAIL ROAD		
33-17-14-28-104-012	114 S HIGH	11/08/21	\$152,500	WD	03-ARM'S LENGTH	\$152,500	\$59,250	38.85	\$118,522	\$26,943	\$125,557	\$90,672	1.385	1,472	\$85.30	4003	138.4734	TRI-LEVEL	\$25,827		4003 WEST OF RAIL ROAD		
33-17-14-28-128-015	214 WOODWORTH	11/05/20	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$33,800	37.56	\$67,646	\$24,943	\$65,057	\$42,280	1.539	594	\$109.52	4003	153.8711	1 1/2 STORY	\$27,670		4003 WEST OF RAIL ROAD		
Totals:			\$6,032,871			\$6,032,871	\$2,971,650		\$5,961,077		\$4,844,773	\$4,725,722			\$87.70		3.3255						
								Sale. Ratio =>	49.26					E.C.F. =>	1.025	Std. Deviation=>		0.19684384					
								Std. Dev. =>	7.63					Ave. E.C.F. =>	1.058	Ave. Variance=>		#REF!	Coefficient of Var=>		#REF!		

ECF ANALYSIS
WEST OF RAILROAD
CITY OF LESLIE 2023
ANALYZED 1.025
APPLIED 1.022