

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

ANALYZED0.866

UTILIZED0.862

E.C.F. ANALYSIS - DEER RUN - 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		
33-17-14-20-426-002	4330 CHURCHILL	09/11/20	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$110,800	52.76	\$221,572	\$38,609	\$171,391	\$225,324	0.761	1,800	\$95.22	4005	2.7187	2 STORY	\$30,000		4005 DEER RUN		
33-17-14-20-426-004	4340 CHURCHILL	09/29/20	\$222,320	PTA	03-ARM'S LENGTH	\$222,320	\$122,400	55.06	\$244,756	\$37,190	\$185,130	\$255,623	0.724	1,812	\$102.17	4005	6.3600	2 STORY	\$30,000		4005 DEER RUN		
33-17-14-20-426-006	4363 CINNAMON LANE	08/23/21	\$208,000	WD	03-ARM'S LENGTH	\$208,000	\$104,550	50.26	\$209,057	\$35,002	\$172,998	\$214,353	0.807	1,958	\$88.35	4005	1.9239	BI-LEVEL	\$28,524		4005 DEER RUN		
33-17-14-20-427-003	2528 FIG TRAIL	11/17/20	\$212,000	WD	03-ARM'S LENGTH	\$212,000	\$104,150	49.13	\$208,287	\$34,331	\$177,669	\$214,232	0.829	1,728	\$102.82	4005	4.1502	BI-LEVEL	\$30,000		4005 DEER RUN		
33-17-14-20-428-009	4348 CINNAMON LANE	04/30/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$110,650	47.09	\$221,258	\$32,997	\$202,003	\$231,849	0.871	2,000	\$101.00	4005	8.3442	2 STORY	\$22,500		4005 DEER RUN		
33-17-14-20-428-011	4362 CINNAMON LANE	10/31/20	\$209,000	WD	03-ARM'S LENGTH	\$209,000	\$121,600	58.18	\$243,215	\$31,403	\$177,597	\$260,852	0.681	2,052	\$86.55	4005	10.6996	2 STORY	\$22,045		4005 DEER RUN		
33-17-14-20-428-013	4374 EGNATIOS COURT	11/17/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$106,750	48.52	\$213,518	\$34,669	\$185,331	\$220,257	0.841	1,958	\$94.65	4005	5.3599	BI-LEVEL	\$30,000		4005 DEER RUN		
Totals:						\$1,516,320	\$780,900		\$1,561,663		\$1,272,119	\$1,622,490			\$95.82		0.3776						
								Sale. Ratio =>	51.50					E.C.F. =>	0.784	Std. Deviation=>		0.068508					
								Std. Dev. =>	3.97					Ave. E.C.F. =>	0.788	Ave. Variance=>		5.6509	Coefficient of Var=>	7.172775249			

ECF ANALYSIS

DEER RUN

CITY OF LESLIE 2023

ANALYZED0.784

APPLIED0.784

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
APPLIED

1.016
1.016

Neighborhoods Used: All

<<<<<<<<<<<		Statistics for this Analysis			>>>>>>>>>>>
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	
86	19	26.83	40.75	1.170	
After Application of E.C.F.s		29.28	53.22	1.115	

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<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>
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* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	1.178(6)	1.178(6)	1.178(6)	1.178(6)	1.178(6)	1.178(6)
1 1/4 STORY	0.979(2)	0.979(2)	0.979(2)	0.979(2)	0.979(2)	0.979(2)
1 3/4 STORY	1.006(2)	1.006(2)	1.006(2)	1.006(2)	1.006(2)	1.006(2)
1 STORY	0.978(35)	0.978(35)	0.978(35)	0.978(35)	0.978(35)	0.978(35)
1+ STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2 STORY	0.874(25)	0.874(25)	0.874(25)	0.874(25)	0.874(25)	0.874(25)
ATTACH CONDO	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI-LEVEL	0.826(3)	0.826(3)	0.826(3)	0.826(3)	0.826(3)	0.826(3)
MANUFACTURED	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MODULAR	0.498(1)	0.498(1)	0.498(1)	0.498(1)	0.498(1)	0.498(1)
TRI-LEVEL	1.334(2)	1.334(2)	1.334(2)	1.334(2)	1.334(2)	1.334(2)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F.	:	0.942	(76)
Mobile Home E.C.F.	:	0.721	(2)
Town Home E.C.F.	:	1.000	(0)
Agricultural E.C.F.	:	1.278	(5)
Commercial E.C.F.	:	1.536	(9)

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<<<<<<<<<<<<      Settings for this Analysis      >>>>>>>>>>>>
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    Starting Date: 04/01/2020
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      Ending Date: 03/31/2022
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```
    Terms Selected: 2
```

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Analyze by Style:
```

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Analyze by %Good:
```

```
Show Valid Data : X
```

```
Show Invalid Data :
```

```
Show Costs and Residuals:
```

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Use Infl. Adj. Sale Prices: X
```

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   Neighborhood(s): All
```

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

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 1/2 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