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Palmyra Residential M & B ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
PA0-102-1560-00	1367 S ROGERS HWY	11/28/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$98,300
PA0-105-4750-00	1924 S WILMOTH HWY	05/16/23	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$66,200
PA0-106-2000-00	1599 ACADEMY RD	04/19/24	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$124,900
PA0-107-3050-00	3308 PARR HWY	10/30/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$83,400
PA0-107-3300-00	2536 OGDEN HWY	07/03/24	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$122,300
PA0-108-1900-00	2389 HUMPHREY HWY	01/03/25	\$153,500	WD	03-ARM'S LENGTH	\$153,500	\$86,200
PA0-109-4400-00	2358 LENAWEE HWY	06/27/24	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$95,500
PA0-115-4600-00	6584 ROUGET RD	05/11/23	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$54,800
PA0-116-2350-00	5798 PALMYRA RD	10/25/24	\$189,500	WD	03-ARM'S LENGTH	\$189,500	\$88,700
PA0-117-4450-00	4912 E US-223	01/12/24	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$72,900
PA0-118-3580-00	2922 E CARLETON RD	10/17/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$127,400
PA0-119-3800-00	4810 OGDEN HWY	06/05/24	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$198,200
PA0-119-4100-00	4653 OGDEN HWY	05/17/24	\$231,005	WD	03-ARM'S LENGTH	\$231,005	\$95,900
PA0-119-4490-00	3770 SHARP RD	11/14/23	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$164,400
PA0-119-4595-00	4847 OGDEN HWY	11/08/24	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$129,700
PA0-119-4630-00	4905 OGDEN HWY	11/03/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$72,000
PA0-120-1025-00	4021 E CARLETON RD	12/22/23	\$324,900	WD	03-ARM'S LENGTH	\$324,900	\$135,800
PA0-121-2250-00	5555 E CARLETON RD	06/14/24	\$301,500	WD	03-ARM'S LENGTH	\$301,500	\$122,400
PA0-121-2310-00	5897 E US-223	07/02/24	\$118,500	WD	03-ARM'S LENGTH	\$118,500	\$53,000
PA0-122-2090-00	6583 ROUGET RD	08/02/23	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$63,600
PA0-122-4200-00	6805 E US-223	06/26/24	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$90,500
PA0-125-4375-00	8700 E US-223	02/14/25	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$105,100
PA0-126-2580-00	7887 E US-223	04/21/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$102,900
PA0-126-3800-00	7446 CRAIG RD	11/20/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$87,400
PA0-126-4550-00	7820 CRAIG RD	09/20/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$93,900
PA0-128-4855-00	5756 ENGLE RD	09/26/24	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$239,700
PA0-130-2140-00	5021 OGDEN HWY	04/26/24	\$150,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$150,000	\$72,300
PA0-133-1950-00	5472 E GORMAN RD	01/05/24	\$196,000	WD	03-ARM'S LENGTH	\$196,000	\$81,300
PA0-136-1100-00	6259 S GROSVENOR HWY	09/20/23	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$59,400
Totals:			\$6,604,705			\$6,604,705	\$2,988,100

Sale. Ratio =>

Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	E.C.F. Area
31.71	\$231,204	\$53,101	\$256,899	\$167,705	1.532	1,615	\$159.07	PM&B
56.10	\$155,735	\$27,750	\$90,250	\$120,513	0.749	1,227	\$73.55	PM&B
67.51	\$273,279	\$34,770	\$150,230	\$224,585	0.669	2,352	\$63.87	PM&B
50.55	\$198,345	\$32,133	\$132,867	\$156,508	0.849	1,729	\$76.85	PM&B
58.24	\$258,057	\$59,880	\$150,120	\$186,607	0.804	1,911	\$78.56	PM&B
56.16	\$188,295	\$30,469	\$123,031	\$148,612	0.828	1,573	\$78.21	PM&B
47.75	\$200,925	\$34,704	\$165,296	\$156,517	1.056	1,092	\$151.37	PM&B
46.44	\$128,888	\$8,046	\$109,954	\$113,787	0.966	860	\$127.85	PM&B
46.81	\$187,749	\$15,531	\$173,969	\$162,164	1.073	1,396	\$124.62	PM&B
38.39	\$172,544	\$21,972	\$167,928	\$141,782	1.184	1,122	\$149.67	PM&B
42.47	\$298,683	\$29,912	\$270,088	\$253,080	1.067	1,625	\$166.21	PM&B
54.30	\$416,386	\$126,604	\$238,396	\$272,864	0.874	2,553	\$93.38	PM&B
41.51	\$199,109	\$32,897	\$198,108	\$156,508	1.266	1,619	\$122.36	PM&B
46.31	\$389,491	\$27,652	\$327,348	\$340,715	0.961	2,718	\$120.44	PM&B
40.53	\$274,750	\$31,901	\$288,099	\$228,671	1.260	1,373	\$209.83	PM&B
41.14	\$174,483	\$17,836	\$157,164	\$147,502	1.066	1,296	\$121.27	PM&B
41.80	\$315,807	\$32,035	\$292,865	\$267,205	1.096	2,972	\$98.54	PM&B
40.60	\$260,334	\$27,462	\$274,038	\$219,277	1.250	2,280	\$120.19	PM&B
44.73	\$111,435	\$18,414	\$100,086	\$87,590	1.143	873	\$114.65	PM&B
45.76	\$151,510	\$9,870	\$129,130	\$133,371	0.968	1,446	\$89.30	PM&B
37.72	\$192,275	\$27,176	\$212,724	\$155,460	1.368	1,748	\$121.70	PM&B
48.88	\$225,307	\$34,604	\$180,396	\$179,570	1.005	2,119	\$85.13	PM&B
43.79	\$252,242	\$27,413	\$207,587	\$211,703	0.981	2,866	\$72.43	PM&B
52.97	\$206,032	\$34,520	\$130,480	\$161,499	0.808	1,635	\$79.80	PM&B
42.68	\$222,273	\$27,340	\$192,660	\$183,553	1.050	1,975	\$97.55	PM&B
45.23	\$515,250	\$31,374	\$498,626	\$455,627	1.094	2,160	\$230.85	PM&B
48.20	\$165,564	\$29,146	\$120,854	\$116,213	1.040	1,040	\$116.21	PM&B
41.48	\$189,649	\$27,990	\$168,010	\$152,221	1.104	1,766	\$95.14	PM&B
32.11	\$185,705	\$11,670	\$173,330	\$163,875	1.058	1,172	\$147.89	PM&B
	\$6,741,306		\$5,680,533	\$5,465,286			\$116.78	
45.24			E.C.F. =>	1.039		Std. Deviation=>	0.189013	
7.72			Ave. E.C.F. =>	1.040		Ave. Variance=>	13.9446	

Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
49.1614	TWO-STORY	\$50,005		PALMYRA RESIDENTIAL M & B	401	54
29.1354	CONVENTIONAL	\$27,750		PALMYRA RESIDENTIAL M & B	401	62
37.1311	TWO-STORY	\$33,740		PALMYRA RESIDENTIAL M & B	401	59
19.1290	SINGLE STORY	\$31,286		PALMYRA RESIDENTIAL M & B	401	59
23.5764	TWO-STORY	\$54,600		PALMYRA RESIDENTIAL M & B	401	62
21.2367	TWO-STORY	\$28,030		PALMYRA RESIDENTIAL M & B	401	59
1.5856	SINGLE STORY	\$31,994		PALMYRA RESIDENTIAL M & B	401	63
7.3922	SINGLE STORY	\$7,020		PALMYRA RESIDENTIAL M & B	401	54
3.2563	SINGLE STORY	\$10,920		PALMYRA RESIDENTIAL M & B	401	63
14.4179	RANCH	\$19,968		PALMYRA RESIDENTIAL M & B	401	62
2.6970	RANCH	\$28,450		PALMYRA RESIDENTIAL M & B	401	62
16.6555	SINGLE STORY	\$125,538		PALMYRA RESIDENTIAL M & B	401	62
22.5563	CONVENTIONAL	\$31,000		PALMYRA RESIDENTIAL M & B	401	63
7.9466	TWO-STORY	\$26,190		PALMYRA RESIDENTIAL M & B	401	73
21.9648	RANCH	\$26,470		PALMYRA RESIDENTIAL M & B	401	68
2.5271	RANCH	\$16,770		PALMYRA RESIDENTIAL M & B	401	59
5.5796	TWO-STORY	\$31,045		PALMYRA RESIDENTIAL M & B	401	66
20.9501	TRI - LEVEL	\$26,000		PALMYRA RESIDENTIAL M & B	401	63
10.2425	RANCH	\$16,250		PALMYRA RESIDENTIAL M & B	401	62
7.2033	CONVENTIONAL	\$8,840		PALMYRA RESIDENTIAL M & B	401	63
32.8114	TWO-STORY	\$26,186		PALMYRA RESIDENTIAL M & B	401	62
3.5633	TWO-STORY	\$29,680		PALMYRA RESIDENTIAL M & B	401	59
5.9678	TWO-STORY	\$26,140		PALMYRA RESIDENTIAL M & B	401	54
23.2304	TWO-STORY	\$33,530		PALMYRA RESIDENTIAL M & B	401	54
0.9382	TWO-STORY	\$26,310		PALMYRA RESIDENTIAL M & B	401	63
5.4139	TWO-STORY	\$30,200		PALMYRA RESIDENTIAL M & B	401	92
0.0297	RANCH	\$28,080	PA0-130-2100-00	PALMYRA RESIDENTIAL M & B	401	62
6.3488	TWO-STORY	\$27,000		PALMYRA RESIDENTIAL M & B	401	63
1.7464	TWO-STORY	\$9,620		PALMYRA RESIDENTIAL M & B	401	84

0.0850

Coefficient of Var=> 13.40528685

Palmyra Residential M & B Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
PAO-102-1560-00	1367 S ROGERS HWY	11/28/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$98,300
PAO-104-4100-00	5665 DEMLOW RD	07/18/23	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$11,100
PAO-104-4100-00	5665 DEMLOW RD	02/07/25	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$12,100
PAO-107-3300-00	2536 OGDEN HWY	07/03/24	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$122,300
PAO-108-2550-00	4000 DEERFIELD RD	06/28/23	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$47,500
PAO-109-4400-00	2358 LENAWEE HWY	06/27/24	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$95,500
PAO-115-4500-00	6502 ROUGET RD	01/26/24	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$27,100
PAO-116-2350-00	5798 PALMYRA RD	10/25/24	\$189,500	WD	03-ARM'S LENGTH	\$189,500	\$88,700
PAO-117-4450-00	4912 E US-223	01/12/24	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$72,900
PAO-118-3470-00	3000 E CARLETON RD	10/31/24	\$29,000	WD	03-ARM'S LENGTH	\$29,000	\$13,600
PAO-118-3580-00	2922 E CARLETON RD	10/17/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$127,400
PAO-119-3800-00	4810 OGDEN HWY	06/05/24	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$198,200
PAO-119-4100-00	4653 OGDEN HWY	05/17/24	\$231,005	WD	03-ARM'S LENGTH	\$231,005	\$95,900
PAO-119-4595-00	4847 OGDEN HWY	11/08/24	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$129,700
PAO-119-4630-00	4905 OGDEN HWY	11/03/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$72,000
PAO-120-1025-00	4021 E CARLETON RD	12/22/23	\$324,900	WD	03-ARM'S LENGTH	\$324,900	\$135,800
PAO-121-2250-00	5555 E CARLETON RD	06/14/24	\$301,500	WD	03-ARM'S LENGTH	\$301,500	\$122,400
PAO-121-2310-00	5897 E US-223	07/02/24	\$118,500	WD	03-ARM'S LENGTH	\$118,500	\$53,000
PAO-122-4200-00	6805 E US-223	06/26/24	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$90,500
PAO-125-4375-00	8700 E US-223	02/14/25	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$105,100
PAO-126-2580-00	7887 E US-223	04/21/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$102,900
PAO-126-4550-00	7820 CRAIG RD	09/20/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$93,900
PAO-128-3600-00	5000 ENGLE RD	04/18/23	\$18,000	WD	03-ARM'S LENGTH	\$18,000	\$9,800
PAO-128-4855-00	5756 ENGLE RD	09/26/24	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$239,700
PAO-130-2140-00	5021 OGDEN HWY	04/26/24	\$150,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$150,000	\$72,300
PAO-133-1950-00	5472 E GORMAN RD	01/05/24	\$196,000	WD	03-ARM'S LENGTH	\$196,000	\$81,300
PAO-136-1100-00	6259 S GROSVENOR HWY	09/20/23	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$59,400
Totals:						\$5,488,205	\$2,378,400

Sale. Ratio =>
Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Actual Front
31.71	\$231,204	\$128,801	\$50,005	10.00	10.00	\$12,879	\$0.30	0.00
44.40	\$25,194	\$25,000	\$25,194	0.97	0.97	\$25,800	\$0.59	0.00
34.57	\$25,194	\$35,000	\$25,194	0.97	0.97	\$36,120	\$0.83	0.00
58.24	\$258,057	\$6,543	\$54,600	10.92	10.92	\$599	\$0.01	0.00
38.00	\$132,654	\$125,000	\$132,654	28.90	28.90	\$4,325	\$0.10	0.00
47.75	\$200,925	\$31,069	\$31,994	4.33	4.33	\$7,177	\$0.16	0.00
54.20	\$61,895	\$14,605	\$26,500	1.50	1.50	\$9,737	\$0.22	0.00
46.81	\$187,749	\$12,671	\$10,920	0.42	0.42	\$30,169	\$0.69	0.00
38.39	\$172,544	\$37,324	\$19,968	0.77	0.77	\$48,599	\$1.12	0.00
46.90	\$28,465	\$29,000	\$28,465	2.04	2.04	\$14,195	\$0.33	0.00
42.47	\$298,683	\$29,767	\$28,450	1.89	1.89	\$15,750	\$0.36	0.00
54.30	\$416,386	\$74,152	\$125,538	25.21	25.21	\$2,942	\$0.07	0.00
41.51	\$199,109	\$62,896	\$31,000	3.00	3.25	\$20,965	\$0.48	0.00
40.53	\$274,750	\$71,720	\$26,470	1.47	1.47	\$48,789	\$1.12	0.00
41.14	\$174,483	\$17,287	\$16,770	0.65	0.65	\$26,802	\$0.62	0.00
41.80	\$315,807	\$40,138	\$31,045	3.09	3.09	\$12,990	\$0.30	0.00
40.60	\$260,334	\$67,166	\$26,000	1.00	1.00	\$67,166	\$1.54	0.00
44.73	\$111,435	\$23,315	\$16,250	0.63	0.63	\$37,304	\$0.86	0.00
37.72	\$192,275	\$73,811	\$26,186	1.19	1.19	\$62,235	\$1.43	0.00
48.88	\$225,307	\$19,373	\$29,680	2.34	2.34	\$8,279	\$0.19	0.00
43.79	\$252,242	\$8,898	\$26,140	1.14	1.14	\$7,805	\$0.18	0.00
42.68	\$222,273	\$24,037	\$26,310	1.31	1.31	\$18,349	\$0.42	0.00
54.44	\$16,895	\$18,000	\$16,895	6.00	6.00	\$3,000	\$0.07	0.00
45.23	\$515,250	\$44,950	\$30,200	2.60	2.60	\$17,288	\$0.40	0.00
48.20	\$152,564	\$25,516	\$28,080	1.08	0.58	\$23,626	\$0.54	0.00
41.48	\$189,649	\$33,351	\$27,000	1.60	1.60	\$20,844	\$0.48	0.00
32.11	\$185,705	\$8,915	\$9,620	0.37	0.37	\$24,095	\$0.55	0.00
43.34	\$5,327,028	\$1,088,305	\$927,128	115.37	115.12	Average	Average	
6.61			Average	per FF=>	per Net Acre=>	9,433.09	per SqFt=>	\$0.22

ECF Area	Libert/Page	Other Parcels in Sale	Land Table	Class
PM&B	2662-259		PALMYRA RESIDENTIAL M & B	401
PM&B	2657-496		PALMYRA RESIDENTIAL M & B	401
PM&B	2679-45		PALMYRA RESIDENTIAL M & B	401
PM&B	2672-890		PALMYRA RESIDENTIAL M & B	401
PM&B	2657-34		PALMYRA RESIDENTIAL M & B	402
PM&B	2670-762		PALMYRA RESIDENTIAL M & B	401
PM&B	2664-272		PALMYRA RESIDENTIAL M & B	401
PM&B	2676-778		PALMYRA RESIDENTIAL M & B	401
PM&B	2663-802		PALMYRA RESIDENTIAL M & B	401
PM&B	2675-501		PALMYRA RESIDENTIAL M & B	402
PM&B	2660-998		PALMYRA RESIDENTIAL M & B	401
PM&B	2669-974		PALMYRA RESIDENTIAL M & B	401
PM&B	2669-430		PALMYRA RESIDENTIAL M & B	401
PM&B	2675-804		PALMYRA RESIDENTIAL M & B	401
PM&B	2661-439		PALMYRA RESIDENTIAL M & B	401
PM&B	2663-542		PALMYRA RESIDENTIAL M & B	401
PM&B	2670-290		PALMYRA RESIDENTIAL M & B	401
PM&B	2671-502		PALMYRA RESIDENTIAL M & B	401
PM&B	2670-836		PALMYRA RESIDENTIAL M & B	401
PM&B	2679-553		PALMYRA RESIDENTIAL M & B	401
PM&B	2654-484		PALMYRA RESIDENTIAL M & B	401
PM&B	2660-30		PALMYRA RESIDENTIAL M & B	401
PM&B	2654-134		PALMYRA RESIDENTIAL M & B	402
PM&B	2674-375		PALMYRA RESIDENTIAL M & B	401
PM&B	2668-509	PA0-130-2100-00	PALMYRA RESIDENTIAL M & B	401
PM&B	2663-609		PALMYRA RESIDENTIAL M & B	401
PM&B	2659-973		PALMYRA RESIDENTIAL M & B	401