

2025 FORK TWP RES WITHIN VILLAGE OF BARRYTON ECF STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
04 891 043 000	300 ANGELL AVE	10/20/22	\$159,900	WD	03-ARM'S LENGTH	\$159,900
04 891 056 000	382 TOURIST DR	07/26/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000
04 893 029 000	317 NORMAN	10/26/23	\$115,000	WD	03-ARM'S LENGTH	\$115,000
04 894 002 000	175 HUDNUT	12/09/22	\$112,900	WD	03-ARM'S LENGTH	\$112,900
04 894 004 000	110 PARK	10/20/23	\$143,000	WD	03-ARM'S LENGTH	\$143,000
04 894 006 000	109 PARK PL	09/26/22	\$106,000	WD	03-ARM'S LENGTH	\$106,000
04 894 011 000	169 PARK	03/29/24	\$165,000	WD	03-ARM'S LENGTH	\$165,000
04 895 004 500	121 HADDIX AVE	11/30/23	\$118,000	WD	03-ARM'S LENGTH	\$118,000
Totals:			\$1,269,800			\$1,269,800

2025 ECF for Barryton Village Res indicated = 1.080 ; Applied = 1.080

2024 ECF = 1.068

NOT USED/FLIP:

04 892 062 000	23 ANGELL AVE	09/01/22	\$42,000	WD	03-ARM'S LENGTH	\$42,000
04 892 062 000	23 ANGELL AVE	11/23/22	\$93,000	WD	03-ARM'S LENGTH	\$93,000

OUTLIER/NOT USED:

04 891 046 400	198 ANGELL AVE	11/21/23	\$37,000	WD	03-ARM'S LENGTH	\$37,000
04 893 015 000	36 ARTHUR	05/17/22	\$26,000	WD	03-ARM'S LENGTH	\$26,000
04 892 082 000	300 MARION AVE	12/03/22	\$80,000	LC	03-ARM'S LENGTH	\$80,000
04 893 007 000	392 NORMAN	03/20/24	\$97,000	WD	03-ARM'S LENGTH	\$97,000
04 893 028 000	321 NORMAN ST	11/14/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000
04 892 078 000	273 ANGELL AVE	01/18/24	\$70,000	WD	03-ARM'S LENGTH	\$70,000
04 893 042 000	459 PERRY	05/31/22	\$93,500	WD	03-ARM'S LENGTH	\$93,500
04 893 023 000	415 NORMAN ST	08/05/22	\$95,000	WD	03-ARM'S LENGTH	\$95,000
04 894 004 000	110 PARK	11/18/22	\$128,000	WD	03-ARM'S LENGTH	\$128,000

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Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
\$84,000	52.53	\$167,922	\$21,163	\$138,737	\$137,415	1.010
\$126,500	36.14	\$367,626	\$27,252	\$322,748	\$318,702	1.013
\$52,400	45.57	\$104,832	\$13,235	\$101,765	\$85,765	1.187
\$58,800	52.08	\$117,607	\$13,043	\$99,857	\$97,906	1.020
\$71,200	49.79	\$142,466	\$14,389	\$128,611	\$119,922	1.072
\$49,800	46.98	\$99,540	\$37,667	\$68,333	\$57,934	1.180
\$64,400	39.03	\$128,705	\$12,507	\$152,493	\$108,800	1.402
\$64,300	54.49	\$128,588	\$35,535	\$82,465	\$87,128	0.946
\$571,400		\$1,257,286		\$1,095,009	\$1,013,572	
Sale. Ratio =>	45.00				E.C.F. =>	1.080
Std. Dev. =>	6.59				Ave. E.C.F. =>	1.104

\$60,800	144.76	\$121,669	\$8,441	\$33,559	\$106,019	0.317
\$60,800	65.38	\$121,669	\$8,441	\$84,559	\$106,019	0.798

\$66,600	180.00	\$133,252	\$9,000	\$28,000	\$116,341	0.241
\$25,900	99.62	\$51,714	\$9,838	\$16,162	\$39,210	0.412
\$67,800	84.75	\$135,569	\$8,100	\$71,900	\$119,353	0.602
\$68,300	70.41	\$136,580	\$23,038	\$73,962	\$108,659	0.681
\$37,900	29.15	\$75,702	\$13,235	\$116,765	\$58,490	1.996
\$45,700	65.29	\$91,389	\$4,500	\$65,500	\$81,357	0.805
\$60,400	64.60	\$120,844	\$17,885	\$75,615	\$96,404	0.784
\$55,300	58.21	\$110,680	\$13,870	\$81,130	\$90,646	0.895
\$71,200	55.63	\$142,466	\$14,389	\$113,611	\$119,922	0.947

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Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value
1,061	\$130.76	BAR	9.3982	1.5 STORY		\$17,308
1,710	\$188.74	BAR	9.0909	1.5 STORY		\$25,450
864	\$117.78	BAR	8.2953	1 STORY		\$13,235
1,112	\$89.80	BAR	8.3680	1 STORY		\$8,118
1,148	\$112.03	BAR	3.1151	1 STORY		\$8,453
698	\$97.90	BAR	7.5903	1 STORY		\$31,022
936	\$162.92	BAR	29.7991	1 STORY		\$10,177
816	\$101.06	BAR	15.7126	1 STORY		\$33,785
\$125.12		2.3257				
Std. Deviation=>		0.146969157				
Ave. Variance=>		11.4212	Coefficient of Var=	10.34899407		

1,120	\$29.96	BAR	78.7065	1 STORY		\$5,400
1,120	\$75.50	BAR	30.6018	1 STORY		\$5,400

1,855	\$15.09	BAR	86.2931	1.75 STORY		\$9,000
1,048	\$15.42	BAR	69.1410	1.25 STORY		\$9,838
2,348	\$30.62	BAR	50.1189	1 STORY		\$8,100
1,267	\$58.38	BAR	42.2926	1 STORY		\$22,538
907	\$128.74	BAR	89.2731	1 STORY		\$13,235
1,032	\$63.47	BAR	29.8508	1 STORY		\$4,500
1,180	\$64.08	BAR	31.9245	1 STORY		\$16,611
991	\$81.87	BAR	20.8584	1.25 STORY		\$13,646
1,148	\$98.96	BAR	15.6232	1 STORY		\$8,453

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Appr. by Eq.	Appr. Date	Other Parcels in Sal	Land Table	Property Class	Building Depr.	Site Characteristics
No	/ /			401	68	
No	/ /	04 891 057 000		401	85	
No	/ /			401	58	
No	/ /			401	58	
No	/ /			401	66	
No	/ /			401	60	
No	/ /			401	66	
No	/ /			401	60	

No	/ /			401	69	
No	/ /			401	69	

No	/ /			401	57	
No	/ /			401	36	
No	/ /			401	45	
No	/ /			401	54	
No	/ /			401	45	
No	/ /			401	58	
No	/ /			401	51	
No	/ /			401	63	
No	/ /			401	66	